

TRANSFER  
TAX  
PAID

## WARRANTY DEED

Statutory Short Form

022085

I, **Tracy Mannion, f/k/a Tracy A. Gilbert** of Alachua, Gainesville County, State of Florida, for consideration paid, grant and convey to **Lisa C. Ericson**, of 116 Childs Road, Norridgewock, Maine 04957, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pin on the east side of May Street, in said Waterville, one hundred (100) feet from Abbott Street, and continuing north on May Street fifty (50) feet to an iron pin set in the ground; thence in an easterly direction one hundred (100) feet to an iron pin driven in the ground; thence southerly fifty (50) feet to an iron pin driven in the ground; thence westerly one hundred (100) feet to an iron pin, the point of beginning. The southern boundary of the lot herein conveyed is bounded in part at least by a vacant lot owned by Lewis J. Rosenthal located at the corner of May and Abbott Streets, and immediately to the east of said Rosenthal lot is land now owned by one Boucher, formerly owned by one Forsythe. The land described is part of the land described in a deed of William J. Lonigan to Lewis J. Rosenthal dated August 26, 1924 and recorded in the Kennebec County Registry of Deeds in Book 619, Page 340.

This conveyance is made subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over two family occupancy together with a private garage shall be erected upon said premises. No part of any building shall be placed nearer than twenty-five feet from the line of the street, provided, however, that porticoes projecting not over three feet, steps, windows, are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than three thousand dollars (\$3,000.00). The garage, unless built as part of the house shall be back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street. In due course a plan covering the section shall be filed in the Kennebec County Registry of Deeds, to which reference shall be made.

Being all and the same premises acquired by Michael A. Gilbert and Tracy A. Gilbert, by Warranty Deed from Patricia Desmond-Lamarre dated May 31, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4696, Page 16. Tracy A. Gilbert acquired the property from Michael A. Gilbert by Judgment of Divorce dated December 12, 1997 to be recorded in the Kennebec County Registry of Deeds concurrent herewith.

WITNESS my hand and seal this 25 day of July, 2001.

Signed, Sealed and Delivered  
in the presence of:

AMY KELLY  
Notary Public, State of Florida  
My comm. exp. Nov. 26, 2004  
Comm. No. CC 983720

Tracy Mannion  
Tracy Mannion, f/k/a Tracy A. Gilbert

MBES ②

57-270

57270

STATE OF FLORIDA  
COUNTY OF Hanna

Dated: 7-25-01

Then personally appeared the above named Tracy Mannion, f/k/a Tracy A. Gilbert and acknowledged the foregoing instrument to be her free act and deed.

Before me,

AMY KELLY  
Notary Public, State of Florida  
My comm. exp. Nov. 26, 2004  
Comm. No. CC 983720

Notary Public

Print

Name: Amy Kelly

RECEIVED KENNEDY SS.  
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WITNESSES: Theresa R. Mann  
REGISTER OF DEEDS